

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, JULY 17, 2014 AT 3:00 P.M.
1ST FLOOR COMMISSION CHAMBERS
CITY HALL

Cumulative
Attendance
10/13 through
9/14

Board Members

	Attendance	Present	Absent
Michael Weymouth, Chair	P	9	0
Joe Holland, Vice Chair	A	6	3
John Barranco	A	6	3
Joe Crognale	P	9	0
Pat Hale	P	9	0
Thornie Jarrett	P	9	0
Don Larson	P	8	1
John Phillips [arr. 3:03]	P	5	4
B. George Walker [arr. 3:04]	P	5	4

City Staff

Lori Grossfeld, Board Secretary
Shani Allman, Clerk III
Yvette Cross-Spencer, Clerk III
Jeri Pryor, Code Enforcement Supervisor/Clerk
Porshia Goldwire, Administrative Aide
Rhonda Hasan, Assistant City Attorney
George Oliva, Building Inspector
Alex Hernandez, Interim Building Official
Robert Masula, Building Inspector
Jamie Opperlee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE12050621: Robert Strong, deceased owner's brother, Gratown
Williams, deceased owner's son
CE14020691: Ali Ilgin, neighbor

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	1930 SW 36 AVE	
Disposition:	30 days for the owner to secure the pool and the structure or the City will do so. Board approved 7-0.	
2. CE14020691	FEDERAL NATIONAL MORTGAGE ASSN	<u>20</u>
	1412 NE 6 ST	
Disposition:	30 days to demolish the property or the City will demolish. Board approved 7-0.	
3. CE12050621	LARONDOS, GRACIE L EST	<u>26</u>
	1013 NW 5 ST	
Disposition:	The Board took no action.	
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The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. in the 1st Floor Commission Chambers, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

All individuals giving testimony before the Board were sworn in.

Approval of meeting minutes

Motion made by Mr. Larson, seconded by Mr. Phillips, to approve the minutes of the Board's June 2014 meeting. In a voice vote, motion passed unanimously.

Cases**1. Case: CE08110184**INDEX**LEYVA, EMILIO BOZAN****1930 SW 36 AVE**

MS. PRYOR: Alright we're going to start with the first case, it's a new case on page two on your agenda. Case number CE08110184, Inspector George Oliva, case address 1930 Southwest 36 Ave., the owner is Emilio Leyva.

The notice of violation posted on the property 7/1/14, advertised in Daily Business Review on 7/3/14 and 7/11/14. Certified mail notifications are listed on your agenda.

CHAIR WEYMOUTH: Thank you.

INSPECTOR OLIVA: Good afternoon Board.

CHAIR WEYMOUTH: Good afternoon Inspector.

INSPECTOR OLIVA: George Oliva, Building Inspector for the City. I'm going to be presenting Case number CE08110184 on today's agenda. This case was opened back on November 4, 2008 by me and the following pictures were taken by me in different occasions and I would like to submit them into the records.

[Inspector Oliva displayed photos of the property]

The pictures are showing the front of the property and that's the relation from the pool to the main street. We went too fast, can you go back a couple of pictures please?

1 CHAIR WEYMOUTH: While she's going back, Inspector

2 --

3 INSPECTOR OLIVA: Yes, go back --

4 CHAIR WEYMOUTH: -- are these current photos or are
5 these photos from 2008?

6 INSPECTOR OLIVA: I have pictures from the day that
7 I opened the case and I have current pictures following those
8 pictures.

9 CHAIR WEYMOUTH: Okay, but are these -- okay, I see
10 the date now. These are --

11 INSPECTOR OLIVA: Right, you can see the --

12 CHAIR WEYMOUTH: -- these are actually 2011.

13 INSPECTOR OLIVA: Right.

14 CHAIR WEYMOUTH: Okay.

15 INSPECTOR OLIVA: And as you see, already the pool
16 that was boarded is already been damaged, all the wood, by
17 the weather. And if we keep going down, you can see the
18 water is already green and stagnant.

19 CHAIR WEYMOUTH: Excuse me just a second,
20 Inspector. If the madam clerk, if you'll recognize that Jack
21 Phillips joined the dais at 3:03. Thank you. Sorry.

22 INSPECTOR OLIVA: That's okay. And the next
23 picture, that's showing that all the covers that was provided
24 for the pools for a safety, they're already damaged by the
25 weather. Anybody that walk by can fall into the water. And

1 that's the main issue that I have with this property. As you
2 can see, the gate is wide open. I have tried to close it a
3 couple of times. The pool is right behind the gate. That's
4 a sidewalk. If you go to the right of that property two
5 blocks and a half, there's a school right there. It's an
6 elementary school on Southwest 35 Avenue.

7 And the next picture please. That's again, so you
8 can see how the pool's been damaged by the weather
9 [inaudible] through the years. Keep going. Those are the
10 current pictures that I took of the property. That's the way
11 the pool is right now. As you can see, already all the wood
12 gave into the water. Those pictures, by the way, they were
13 taken on July 1, 2014.

14 CHAIR WEYMOUTH: Is this property occupied?

15 INSPECTOR OLIVA: No sir. It's vacant. It's been
16 vacant from since 2008. It went to the bank, it came back
17 to the owner's name and at this moment I don't even know who
18 it belongs to.

19 That's the interior of the dwelling. You can see
20 all the damage in the ceiling that it's already giving in.
21 There's a lot of water penetration due to the damage on the
22 roof from hurricane Wilma. That's another part of the roof,
23 I mean the ceiling, where you can see the damage by the
24 penetration of the water. That's from the outside on the
25 side of the property. Already are openings on the roof deck.

1 That roof can be uplifted by high winds. That's another view
2 on the rear. That, the inside on one of the bedrooms of the
3 inside of the property.

4 MR. LARSON: Nice toilet.

5 INSPECTOR OLIVA: And that's another view in the
6 living room. That one, the flash came out a little bit bad
7 but I just want to show it to the Board, the way the ceiling
8 is already damaged. The ceiling fan is already falling apart
9 also because of the water penetration. And that's the way
10 the pool is today.

11 And you can see how near it is to the street.
12 That's my City car parked in front of the property. Anybody
13 that wants to go into the house, just got to go through the
14 gate. The gate is completely wide open; it's unsecure. And
15 that's another view inside the property. That's another
16 bedroom facing this side also. And that will be the end of
17 my presentation.

18 So the City's asking the Board to find for the City
19 that this property's unsafe and to order the owner of this
20 building to demolish the unsafe property in the next thirty
21 days or the City would do it after that time has passed.

22 CHAIR WEYMOUTH: Was this opened as a concern on
23 the structure or on the abandonment of the pool?

24 INSPECTOR OLIVA: The way this property is standing
25 now is on the pool and on the property itself that the roof

1 is completely bad. It's leaking and it's open. It has gaps
2 and it can be uplifted by high winds.

3 CHAIR WEYMOUTH: Was it vacant in 2008?

4 INSPECTOR OLIVA: Since I've been going to that
5 property, always been vacant.

6 CHAIR WEYMOUTH: Okay. Any questions form the
7 Inspector?

8 MR. CROGNALE: Yes, one. Mr. Oliva, you showed a
9 picture of the soffit open and your statement was that it's
10 concern and uplift and have the roof blow off. Are there any
11 -- for the record -- were there any strapping, any hurricane
12 straps from the trusses back to the building? None?

13 INSPECTOR OLIVA: None --

14 MR. CROGNALE: Okay.

15 INSPECTOR OLIVA: -- when could see that bad.

16 MR. CROGNALE: That answered my question.

17 INSPECTOR OLIVA: But you can see that the roof is
18 already sagging and giving in from my main picture.

19 MR. CROGNALE: I couldn't see the inside on the
20 inside with that, where the soffit was. That's where the
21 straps normally would be

22 INSPECTOR OLIVA: Right.

23 MR. CROGNALE: Would be on the inside.

24 INSPECTOR OLIVA: You can't see anything.

25 MR. CROGNALE: So there are none?

1 INSPECTOR OLIVA: No.

2 MR. CROGNALE: Then my question's answered.

3 CHAIR WEYMOUTH: Is there still a power on to this
4 building?

5 INSPECTOR OLIVA: No.

6 CHAIR WEYMOUTH: Any other questions for the
7 Inspector?

8 MR. JARRETT: George, I see that the riser is still
9 connected by one of those drawings -- the electrical riser.

10 INSPECTOR OLIVA: Right.

11 MR. JARRETT: Been disconnected at the pole?

12 INSPECTOR OLIVA: But the power has been turned off
13 from the pole.

14 MR. JARRETT: In the pole?

15 INSPECTOR OLIVA: Right.

16 CHAIR WEYMOUTH: I guess I'm not really, if you
17 could take me to one or two representative photographs of
18 where it's an unsafe structure on the vertical structure. I
19 saw ceiling missing but it looked to me like it was probably
20 still insulation in the ceiling. I didn't see anything where
21 there were loose trusses or something to that. I'm not
22 arguing the pool, and that's why I asked if this was
23 separate.

24 INSPECTOR OLIVA: Right. If we can go to my last
25 picture showing the front of the property, you will see the

1 sagging of the roof by the center. The outside, outside
2 picture, showing the front of the property. Keep going.

3 MR. PHILLIPS: Is that the roof or just the soffit?

4 CHAIR WEYMOUTH: That's what I'm looking for.

5 INSPECTOR OLIVA: No, the outside, the openings are
6 on the soffit which is by the wall where the air will go in
7 and lift it back. I just want to show the way the roof is
8 sagging. I have a picture. That's a little -- no, no, go
9 back -- that's a little bit hard to see because of the
10 distance but right there where you see that [inaudible] on the
11 roof, there's a big black patch on the roof.

12 CHAIR WEYMOUTH: Right where the [inaudible]

13 INSPECTOR OLIVA: Right. That's where that
14 property -- they intend to repair the roof, the leakage, long
15 time ago.

16 CHAIR WEYMOUTH: Okay.

17 INSPECTOR OLIVA: And that's where all the main
18 sagging is coming down.

19 CHAIR WEYMOUTH: Okay. Any other questions for the
20 Inspector?

21 MR. JARRETT: Those inside shots, did it show the
22 trusses there in a couple of them?

23 CHAIR WEYMOUTH: No.

24 INSPECTOR OLIVA: You can see some of the rafters
25 and the insulation that was, most of the trusses you can see

1 a little bit there. You can see the way that it's already
2 giving in. But it's hard to see the trusses due to the
3 insulation being in the way.

4 MR. JARRETT: George, is it all boarded up? I
5 noticed that that one of the pictures --

6 INSPECTOR OLIVA: No. Somebody broke into the
7 property, they did some damage inside about 2011. We went
8 with the SRT at that time and we put those wood on the
9 windows ourself.

10 MR. JARRETT: So it is boarded up?

11 INSPECTOR OLIVA: Yes, it's secure at this moment,
12 the house. The pool is not.

13 CHAIR WEYMOUTH: Do we know if the house is for
14 sale, in foreclosure?

15 INSPECTOR OLIVA: It had a, back in 2011 I believe,
16 it had a --

17 CHAIR WEYMOUTH: Short sale?

18 INSPECTOR OLIVA: It was going to be taken back by
19 the bank and then it went back to the property owners. And
20 so far that's the way it shows with Broward County BCPA.
21 It's still showing under the same ownership. A have a copy
22 here that I want to submit to the Board.

23 CHAIR WEYMOUTH: Okay. That's --

24 MR. PHILLIPS: Well, the title's not going to
25 change until there's a final judgment.

1 CHAIR WEYMOUTH: Right.

2 INSPECTOR OLIVA: Right.

3 MR. PHILLIPS: The certificate of title. What's
4 going on with the foreclosure case?

5 INSPECTOR OLIVA: I don't have any idea on that
6 one.

7 MR. PHILLIPS: Is this one of these cases where the
8 banks sit on it for years and years [inaudible] to fix it up?

9 MS. HASAN: Um, nope. Good afternoon. Rhonda
10 Montoya Hasan with City Attorney's office. Actually that's
11 not the case. The case was dismissed, it appears, because a
12 satisfaction of mortgage was entered and our office did an
13 updated search on 7/14 and there's no bankruptcies; there's
14 no pending foreclosure; the property owner remains the same.
15 And yes, there was a satisfaction entered.

16 MR. PHILLIPS: Holy mackerel!

17 MS. HASAN: I can tell you --

18 MR. PHILLIPS: Plenty of equity.

19 CHAIR WEYMOUTH: Alright. Any other questions?

20 MR. CROGNALE: I have a comment. We, the comment
21 is that we keep dwelling on ownership, foreclosures, et
22 cetera, however we have an unsafe structure and I think
23 that's what we're here for.

24 CHAIR WEYMOUTH: Okay. With that, that's what I
25 was getting ready to ask. I didn't want to have George sit

1 down and call him back. One more housekeeping thing real
2 quick. Madam clerk if you'll recognize that Mr. Walker
3 joined dais at 3:05.

4 Is there a respondent here -- somebody who wants to
5 talk on behalf of the property?

6 MS. PRYOR: Not for this.

7 CHAIR WEYMOUTH: Huh?

8 MS. PRYOR: Not for this case.

9 CHAIR WEYMOUTH: Not for this case.

10 INSPECTOR OLIVA: One of the neighbors was supposed
11 to be here and I guess she couldn't make it because of the
12 weather. She's one of the persons that's been calling me and
13 asking me to bring this forward.

14 CHAIR WEYMOUTH: Okay. Well?

15 MR. PHILLIPS: I noticed that there was another
16 address, 2898 Southwest 17 Street for Mr. Emilio Leyva.

17 INSPECTOR OLIVA: Right.

18 MR. PHILLIPS: Was there any attempt to contact him
19 there?

20 INSPECTOR OLIVA: A few times I have left notice on
21 his mailbox just in case --

22 MR. PHILLIPS: You mean at the other address?

23 INSPECTOR OLIVA: On the other address. Once he
24 called me back in 2009 or 2010 and I never spoke to him
25 again.

1 MR. PHILLIPS: Wow.

2 CHAIR WEYMOUTH: Okay. If there are no other
3 questions, does somebody want to make a motion?

4 MR. PHILLIPS: I'd like to make a motion that we
5 find the violations exist as alleged and we order the
6 property owner to repair or replace the pool within thirty
7 days and we order the City after that to secure the
8 structures should he fail to do so. Such to be accomplished
9 with the proper City permits by a licensed contractor.

10 MR. CROGNALE: Second.

11 MR. PHILLIPS: But the pool is the most important
12 thing.

13 CHAIR WEYMOUTH: And the City's looking for a
14 demolition of the vertical structure and the pool.

15 MR. PHILLIPS: I think we should just start with
16 the pool because it didn't seem to me that the building was
17 that bad as one would think.

18 INSPECTOR OLIVA: I haven't been inside the
19 building since 2008 that I went there, I took some pictures
20 but --

21 MR. PHILLIPS: Well, this will probably be the
22 least expensive for the City to do right away.

23 INSPECTOR OLIVA: Right.

24 MR. PHILLIPS: Fill in the pool for sand or
25 whatever and then we'd still have the right to be reimbursed

1 without having to knock down the entire structure. You know,
2 that would be more important.

3 INSPECTOR OLIVA: Right. Well, the City concern is
4 with the roof, the way it's sagging, that in high winds it
5 will go away.

6 MR. PHILLIPS: Anyway, that's the motion.

7 CHAIR WEYMOUTH: Okay, Ms. Hale? Well, wait, wait,
8 wait, wait, wait, first of all, we've got a motion, so let's
9 vote on it and then we're -- we've got a motion, do we have a
10 second?

11 MS. HALE: Okay, I'll second.

12 MR. CROGNALE: Yes. I had the second. I had the
13 second.

14 CHAIR WEYMOUTH: Alright, we have a second.
15 Discussion.

16 MS. HALE: Yes, this is dated 7/1/2014. Now how --
17 yes, same picture.

18 INSPECTOR OLIVA: Right. That was my last visit
19 to the property before I asked --

20 MS. HALE: And you were inside the house?

21 INSPECTOR OLIVA: No, those I took from the windows
22 looking in --

23 MS. HALE: Oh.

24 INSPECTOR OLIVA: -- so I could see the damage. I
25 have old pictures that I didn't want to bother the Board with

1 which shows the damage inside. It's about the same or less.
2 But now it's really got bad because you could see all the
3 ceiling that gave in.

4 MS. HALE: So the house is not boarded up then.

5 INSPECTOR OLIVA: It's not. Only one window that
6 was broke in and we did it, the SRT, when we were part of the
7 SRT.

8 MS. HALE: Okay.

9 CHAIR WEYMOUTH: Any other discussion?

10 MR. JARRETT: I just have a clarification question.
11 Jack, you were calling for demolition of the pool, or just
12 securing of the pool?

13 CHAIR WEYMOUTH: That was my question to him as
14 well.

15 MR. PHILLIPS: Demolition.

16 MR. JARRETT: Demolition. Okay.

17 MR. PHILLIPS: I'd like to amend the motion, if
18 there would be a friendly second, to, that it would be
19 demolition of the pool.

20 MS. HALE: Okay.

21 MR. JARRETT: Were you going to second that Joe?

22 MR. CROGNALE: Yes I will. I'll second that
23 motion.

24 CHAIR WEYMOUTH: Alright. Additional discussion?
25 Because I've got a question on that. Why would we demolish

1 the pool; we can secure the pool? I'm following you down the
2 rabbit hole Jack with thinking that the building is not in as
3 bad a shape as to warrant a demolition. If the pool is
4 unsecured, hopefully the City can secure it back to what
5 appeared to be the way they secured it post Wilma.

6 MR. PHILLIPS: I just don't think a pool can ever
7 really be secured from young children.

8 CHAIR WEYMOUTH: Right.

9 MR. PHILLIPS: With the fence it's an attractive
10 nuisance. The potential lot -- now that the City's secured
11 it, does it have a continuing duty to send everyone out
12 there? I just think for saving human lives in the City's
13 best interest and liability, it's better to eliminate the
14 risk.

15 CHAIR WEYMOUTH: I agree a hundred percent. Maybe
16 we can amend amend a friendly motion. Instead of demolishing
17 it where you're popping the shell out of the ground, maybe we
18 can have the City back up with a couple of truckloads of sand
19 and just fill it in.

20 MR. PHILLIPS: Well, you know I'm --

21 CHAIR WEYMOUTH: Because if --

22 MR. PHILLIPS: -- I'm just a lawyer; I don't know
23 the details. But if that's what they want to do or pop it
24 out or -- in other words eliminate someone drowning. They
25 fill it with sand.

1 CHAIR WEYMOUTH: No, I agree, I agree.

2 MR. PHILLIPS: So I would leave that to the City's
3 discretion.

4 MR. CROGNAL: My question in regards to Mr.
5 Phillips' motion is why would the City want to take the
6 responsibility of securing it when you can't secure it and
7 monitor it daily? You can't do that. So you're going to
8 have to take a positive step either to fill it in, pop it
9 out, whatever, make it go away because you don't have the
10 facilities to monitor a safekeeping of it.

11 CHAIR WEYMOUTH: As a contractor, not a lawyer, I
12 will volunteer that it would be easier to fill the pool with
13 two, three, four truckloads of sand --

14 MR. PHILLIPS: Yes.

15 CHAIR WEYMOUTH: -- and cheaper. And yet
16 meanwhile, not necessarily destroy what could potentially be
17 a value to the property. And I have to tell you I'm
18 surprised the seller's not here, the owner's not here.

19 MR. PHILLIPS: Alright. Yes.

20 INSPECTOR OLIVA: Right.

21 CHAIR WEYMOUTH: But that's neither here or there.

22 MR. PHILLIPS: If that's possible I would agree
23 with that.

24 CHAIR WEYMOUTH: So, why don't, if you don't mind,
25 maybe we amend it that we fill it with sand or similar

1 material and if that is not feasible then [pop] pop out the -
2 - to demolish it.

3 MR. PHILLIPS: Good, so amended. Joe, will you
4 second?

5 MR. CROGNALE: So moved. Second.

6 CHAIR WEYMOUTH: So, just before we take it to a
7 vote, to be clear that the only thing that's on right now is
8 in the next thirty days to fill the pool with a fill, a sand
9 fill, and if not possible to demolish the pool. What do you
10 want to have happen to the structure?

11 MR. PHILLIPS: Well actually, my motion is that the
12 property owner has to secure it properly within thirty days.
13 Empty it, clean it, refill it, have the fence covering --

14 MS. HALE: Huh?

15 MR. PHILLIPS: -- because I think that takes us off
16 the hook. And failing same that the City would go in and
17 possibly fill it in --

18 CHAIR WEYMOUTH: Okay.

19 MR. PHILLIPS: -- as amended.

20 CHAIR WEYMOUTH: So they've got thirty days to make
21 it right or they'll fill it in. Now --

22 MR. LARSON: Mr. Chairman, Mr. Chairman?

23 CHAIR WEYMOUTH: The case addresses -- the City is
24 asking for the demolition of the house as well and that was
25 not addressed in your motion I'm aware of.

1 MR. PHILLIPS: No, no.

2 CHAIR WEYMOUTH: Counselor, do we need to address
3 that in the motion or can we just let that go for now?

4 MS. HASAN: I think that can be addressed by a
5 separate motion if the Board chooses to do so. Again, it's
6 in the, it is the City's recommendation that failing timely
7 repair of the structure --

8 CHAIR WEYMOUTH: Well, I tend to agree with Mr.
9 Phillips' position and what I would suggest to the City is
10 maybe bring it back next month or when appropriate with
11 conclusive evidence of being an unsafe structure. If I'm
12 looking to this one picture that's up right now as the
13 conclusive evidence that this is an unsafe structure, I
14 personally can't go along with that. But if there's more
15 damning evidence if you will, if there's more evidence to the
16 fact that this is an unsafe structure and the owner --

17 MR. PHILLIPS: Mr. Chairman, I think the motion
18 that we made and seconded is actually an answer to those
19 questions.

20 MR. CROGNAL: It is an answer, it's correct.

21 MR. PHILLIPS: I don't think we have to do a motion
22 and then fail for a second --

23 CHAIR WEYMOUTH: Okay.

24 MR. PHILLIPS: -- on demolition of the building. I
25 think my motion addresses what they've brought and that is a

1 form of remedy.

2 CHAIR WEYMOUTH: Okay. I agree. It's been
3 motioned, seconded, friendly amended, seconded, friendly,
4 friendly amended, seconded. Is there any more discussion?
5 Hearing none, all in favor say aye.

6 BOARD MEMBERS: Aye.

7 CHAIR WEYMOUTH: Any opposed? Hearing none, motion
8 carries. Thank you.

9 INSPECTOR OLIVA: Thank you Board.

10

11 **2. Case: CE14020691**

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12

FEDERAL NATIONAL MORTGAGE ASSN

13

1412 NE 6 ST

14

15 MS. PRYOR: Next case is on page three on your
16 agenda. This is a new case. Case number CE14020691,
17 Inspector Robert Masula, case address 1412 Northeast 6
18 Street, the owner is Federal National Mortgage Association.

18

19 Notice of violation posted on the property 6/17/14,
20 advertised in Daily Business Review 7/3/14 and 7/11/14. The
21 notice was sent certified mail as noted on your agenda.

21

CHAIR WEYMOUTH: Good afternoon Inspector.

22

23 INSPECTOR MASULA: Good afternoon Board. Robert
24 Masula, Building Inspector for the City. I'm presenting case
25 number CE14020691 for property located at 1412 Northeast 16
Street. And if I can approach you and give you a copy of the

1 Notice of Violation.

2 CHAIR WEYMOUTH: Absolutely. Thank you.

3 INSPECTOR MASULA: This case was originally opened
4 by the regular Code Enforcement side on February 8, 2014 and
5 the first inspection report was mailed at that time. Then
6 the case was referred to Building Inspector Gerry Smilen and
7 it has since been reassigned to me.

8 I made my first site visit to this property on
9 Tuesday, June 17, 2014 and I took the updated pictures of the
10 property. I would like to submit these pictures into
11 evidence at this time.

12 [Inspector Masula displayed photos of the property]

13 What I observed during my site visit was the
14 following: the roof line at the front of the house, the tiles
15 are loose and they have buckled. My opinion, the sheathing
16 is also compromised at the front of the house and that is
17 what caused the tile to begin to buckle. The front elevation
18 line at that fascia appears to be sagging. In my opinion, the
19 entire porch overhang is deteriorating and has been
20 structurally compromised. These tiles in the roof overhang
21 can potentially become flying debris in a high-wind storm.

22 The east side of the property -- the east side
23 soffit -- the overhang has broken free and is hanging loose
24 at this time. Again, this is potential flying debris in a
25 high-wind storm. That's the east side there.

1 The west side of the house appears to be in worse
2 condition. There is a large area of the roof with missing
3 tile. There is exposed plywood sheathing and there is a hole
4 in the plywood roof sheeting. Part of the roof has collapsed
5 inwards. The tails of the trusses have broken free and are
6 lying on the ground.

7 My opinion, the roof being structurally compromised
8 and continue to deteriorate, this entire building is
9 compromised. In the event of a tropical storm or hurricane
10 with high winds and high pressures this would potentially
11 collapse this roof and possibly the house as well.

12 MR. WEYMOUTH: Wow.

13 INSPECTOR MASULA: This building is a potential
14 threat to the neighboring properties, it is a danger to the
15 community. In the event of a major storm this building could
16 pose a windstorm hazard or even a firestorm hazard.

17 We are asking for the Board to find for the City
18 that this property is in open and in disrepair and has become
19 unsafe and to order the owner of the building to repair the
20 structure and to remove all unsafe violations within thirty
21 days. Thank you

22 CHAIR WEYMOUTH: Any questions for the Inspector
23 from, before we hear from the respondent?

24 MR. CROGNALE: Yes. One question for Mr. Masula.
25 It looks like the wood decking is deteriorated and can't

1 support the weight of the concrete tile, so the concrete tile
2 is just forcing itself, dropping into, with gravity there is
3 nothing to support it.

4 INSPECTOR MASULA: Correct.

5 MR. CROGNALE: Alright. That's your observation
6 also?

7 INSPECTOR MASULA: Yes sir.

8 CHAIR WEYMOUTH: Any other questions?

9 MR. PHILLIPS: Is this in Victoria Park?

10 INSPECTOR MASULA: Yes sir.

11 MR. PHILLIPS: Wow!

12 CHAIR WEYMOUTH: Anyone else? Is there a
13 respondent here? Come on up. No, no, come on up to the
14 microphones sir. If you'll speak into the microphone and
15 give us your name please.

16 MR. ILGIN: Yes, My name is Ali Ilgin, I have
17 property next to it. First of all I would like to tell you I
18 am so ashamed that I have a neighbor like that. The building
19 is so terrible and my tenants are complaining. They hear
20 nighttime, I don't know, some kind of noise either mouse or
21 we don't know and terrible smells and termites and I always
22 try to clean around my buildings but I just have so much
23 problem with it. And I, how many times I keep calling the
24 City. They say well, we couldn't do anything about it we
25 have to go code and this stuff it takes why so long.

1 And this property has been about three years,
2 nobody is living and you saw it already the roof completely
3 collapsed. And I work around my yard cutting the grass
4 sometimes I'm afraid to go next to it because it must, it's
5 going to, looks like fall down just next to me it's so close.
6 I wish the City should tear this as soon as possible.

7 CHAIR WEYMOUTH: Okay.

8 MR. PHILLIPS: Can I ask a question? I don't know
9 if this is a rhetorical question, but this obviously is a
10 foreclosure. When we demolish, can they demolish it
11 basically to the four concrete walls and leave it as maybe
12 something that's more amenable to renovation or if we
13 demolish we just demolish?

14 CHAIR WEYMOUTH: Are you asking me Jack?

15 MR. PHILLIPS: The Board, yes. Well, you're the
16 contractor. I'm just wondering, could they demolish it to
17 the four walls?

18 MR. JARRETT: If you demolish it just to the walls,
19 Jack, it's an unsafe structure.

20 MR. PHILLIPS: Oh, it's still a -- yes.

21 MR. LARSON: Yes, it's still unsafe.

22 MS. HALE: Yes.

23 MR. JARRETT: It needs to be removed.

24 MR. PHILLIPS: No, I was thinking is how do you
25 demolish it that may make it more attractive to an investor

1 like a builder to come in and renovate.

2 MS. HALE: Yes, because it's already --

3 MR. JARRETT: Yes, but the likelihood of someone
4 building on the same footprint and would it meet all the
5 codes now.

6 CHAIR WEYMOUTH: Any other questions? Thank you
7 sir.

8 MR. ILGIN: You're welcome.

9 CHAIR WEYMOUTH: Alright, would somebody like to
10 make a motion?

11 MS. HALE: Sure.

12 MR. JARRETT: I will. Oh.

13 CHAIR WEYMOUTH: Man oh man, a throw-down.

14 MS. HALE: Oh, yes, no, Thornie you do it.

15 MR. PHILLIPS: Go girl.

16 MS. HALE: No, Thornie's going to do it.

17 MR. JARRETT: I move that we find the violations
18 exist as alleged and that we order the property owner to
19 demolish the structure within thirty days and that we order
20 the City to demolish the structure should the property owner
21 fail to timely demolish. Such demolition is to be
22 accomplished by a licensed demolition contractor pursuant to
23 a City issued demolition permit.

24 CHAIR WEYMOUTH: Ms. Hale, would you like to second
25 that?

1 MR. LARSON: Second.

2 MS. HALE: No, Don did. No.

3 CHAIR WEYMOUTH: We have Mr. Larson second it. Any
4 additional discussion? All in favor say aye.

5 BOARD MEMBERS: Aye.

6 CHAIR WEYMOUTH: All opposed. Hearing none, motion
7 passes. Thank you.

8
9 **3. Case: CE12050621**

INDEX

10 **LARONDOS, GRACIE L EST**

11 **1013 NW 5 ST**

12 MS. PRYOR: Alright, working on the front page of
13 your agenda, page one. This is an old business case, Case
14 number CE12050621, Inspector George Oliva, case address 1013
15 Northwest 5 Street, the owner is Gracie Larondos.

16 Notice of violation posted on the property 7/1/14,
17 advertised in Daily Business Review 7/3/14, 7/11/14. This
18 case was first heard on 6/19/14. At the USB hearing the
19 Board ordered a final order for demo in sixty-three days and
20 to reappear in twenty-eight days. Certified notices are
21 noted on your agenda.

22 INSPECTOR OLIVA: George Oliva, updating Case
23 number CE12050621 with street address 1013 Northwest 5
24 Street. So far we don't have no permits to demo or to do any
25 repair. It's still under the same, no new owner has take

1 over; it's still under the same ownership. And once again
2 the City's asking for a ruling to have it demolished.

3 CHAIR WEYMOUTH: George, I need to be refreshed a
4 little more. I don't remember the case or the property. Do
5 we have any pictures?

6 INSPECTOR OLIVA: Yes we do on the records. Let me
7 get them.

8 CHAIR WEYMOUTH: Okay, okay. Yes.

9 MR. PHILLIPS: The contractor, the investor.
10 [inaudible] couldn't give us a title opinion [inaudible]

11 CHAIR WEYMOUTH: I do remember it now. Thank you.

12 MS. HALE: Yes.

13 INSPECTOR OLIVA: Yes, the investor hasn't been in
14 touch with me.

15 CHAIR WEYMOUTH: [inaudible] pictures.

16 MS. HALE: And what is the City asking now, this
17 time around?

18 INSPECTOR OLIVA: For a total demolition of the
19 property.

20 MS. HALE: Total, okay.

21 CHAIR WEYMOUTH: Okay.

22 MR. PHILLIPS: Didn't we order demolition but gave
23 them a chance to come back?

24 INSPECTOR OLIVA: That's what we did.

25 MR. PHILLIPS: So I don't think we have to do

1 anything.

2 MS. PRYOR: Board, this was a follow-up that you
3 have requested. You ordered the sixty-three days for demo
4 and then to come back in twenty-eight days to give an update.
5 That was your order.

6 MS. HALE: Yes.

7 MR. CROGNALE: Question?

8 CHAIR WEYMOUTH: And so nothing has been done in
9 twenty-eight days.

10 MR. PHILLIPS: In thirty-five more days, it'll be
11 knocked down, right?

12 MS. HASAN: Well there, right, that's the order.
13 And Rhonda Montoya Hasan with the City Attorney's office.
14 Just from legal's perspective, my office did a search on
15 Monday, July 14, there is no update in the Broward County
16 Property Appraiser records, there's nothing in circuit court
17 records, including probate court. So all of the information
18 is unchanged.

19 MR. PHILLIPS: That gentleman may want to speak.

20 CHAIR WEYMOUTH: Joe, you have a question?

21 MR. CROGNALE: Yes I do, I have a comment on it.
22 If I remember this case, there was a gentleman named Robert
23 Sinofsky, if I'm pronouncing it properly.

24 INSPECTOR OLIVA: He was the buyer.

25 MR. CROGNALE: Right. Who made a lengthy

1 presentation of how they're going to rehab that property. Am
2 I correct with that Mr. Oliva?

3 INSPECTOR OLIVA: I have lost touch with him. I
4 haven't been able to talk to him. I made a couple phone
5 calls, he never returned.

6 MR. CROGNALE: At this point, I don't see him here
7 as a respondent for that property.

8 CHAIR WEYMOUTH: Do you have a question Joe?

9 MR. CROGNALE: Yes, the question was, is where is
10 that gentleman who was going to take over and --

11 CHAIR WEYMOUTH: I can tell you where he's not.
12 He's not here.

13 MR. CROGNALE: We know where he's not. He's not
14 here.

15 CHAIR WEYMOUTH: Alright. Any other questions?
16 Sir, would you like to speak on behalf of this case? Okay.

17 MR. PHILLIPS: He was going to give the family five
18 thousand bucks or something like that.

19 MR. CROGNALE: Yes, that was the guy.

20 INSPECTOR OLIVA: So once again, the City is asking
21 for a demolish ruling on this property.

22 MR. PHILLIPS: You already got it.

23 MS. PRYOR: We already got it, yes.

24 INSPECTOR OLIVA: So let's move forward.

25 CHAIR WEYMOUTH: Get your bulldozer.

1 MS. PRYOR: Come up and state your name for the
2 record.

3 CHAIR WEYMOUTH: Sir?

4 MR. WILLIAMS: Hey, how you doing?

5 CHAIR WEYMOUTH: Good, how are you?

6 MR. WILLIAMS: My name is Gratown Williams.

7 CHAIR WEYMOUTH: Could you speak into the
8 microphone?

9 MR. WILLIAMS: My name is Gratown Williams.

10 CHAIR WEYMOUTH: Okay.

11 MR. WILLIAMS: I'm, my mom, that was my mom
12 property. She's deceased now. I'm the son. We was in the
13 process of selling it to this guy. I don't know what
14 happened. He wasn't keeping contact, he kept saying that he
15 trying to do this and do that. From my understanding, the
16 way I look at it that he was trying to save the place not,
17 you know, but it need to be totally demolished.

18 So now I have the number with Habitat. I talked
19 with the, one of the lawyers and they're interested and they
20 want to move forward with purchasing the place. Now
21 [inaudible] they're going to re-, you know, demolition and
22 redo it or whatever. But we was in the process of selling it
23 to Habitat.

24 CHAIR WEYMOUTH: You're in the process now of
25 selling it to Habitat?

1 MR. WILLIAMS: Yes.

2 CHAIR WEYMOUTH: Do you have a contract for that?

3 MR. WILLIAMS: Yes.

4 CHAIR WEYMOUTH: Do you have a contract with them?

5 MR. WILLIAMS: No. Well, I mean we, I --

6 CHAIR WEYMOUTH: They've expressed interest in it.

7 MR. WILLIAMS: We, right, we discussed over the
8 phone and I didn't get a chance to because he was busy I'm
9 supposed to be speaking with them on Monday to be exact, have
10 a meeting where we can just go on and get it rectified.
11 Because I just had to straighten out all the paperwork
12 because unfortunately, like I said, there were some things
13 that we had to clear up as far as in changing over the deed
14 into our names and stuff like that.

15 CHAIR WEYMOUTH: I'm assuming that you're looking
16 for some relief and buying a little time to try to do the
17 deal with Habitat.

18 MR. WILLIAMS: Excuse me?

19 CHAIR WEYMOUTH: You're trying to buy a little time
20 to be able to do the deal with Habitat?

21 MR. WILLIAMS: Oh, yes sir, yes sir.

22 CHAIR WEYMOUTH: Okay. Right now, there's an order
23 in for it to be demolished.

24 MR. WILLIAMS: I understand.

25 CHAIR WEYMOUTH: And the City is still recommending

1 demolish and based on the request and the requirements of
2 this Board those have not been satisfied.

3 MR. WILLIAMS: Uh-huh [affirmative]

4 CHAIR WEYMOUTH: I have seen in the past -- and
5 counselor you may want to correct me on this -- but if you've
6 got something going, there may be a way to petition this
7 Board again if in fact. But if they're going to show up and
8 say we're going to scratch our head and we're thinking about
9 it and we don't know, we were under the impression that the
10 contractor that was through here before was going to make
11 some significant effort towards getting to the point where
12 they're going to improve it or secure it at a bare minimum.

13 MR. WILLIAMS: Right, the guy --

14 CHAIR WEYMOUTH: Obviously that didn't happen. At
15 the end of the day, I think it's our job as this Board to
16 protect the general public from damage and harm.

17 MR. WILLIAMS: Correct.

18 CHAIR WEYMOUTH: And so, this building poses that
19 very problem.

20 MR. WILLIAMS: Right.

21 CHAIR WEYMOUTH: So I don't think that we're in a
22 position, nor can we right now, to overturn that because the
23 City has not presented that to us but I think if you made --
24 am I wrong in what I'm suggesting to him?

25 MS. HASAN: No, Mr. Chair, you're not. And just to

1 remind the Board, prior to my joining the City of Fort
2 Lauderdale, my understanding was the case was delayed in
3 being brought forward to the Board because Habitat for
4 Humanity was going to purchase the property last year or a
5 while ago when Ms. Wald was still here and she had
6 recommended that it not go forward to allow that transaction
7 to occur. Because as you can see, it's a 2012 violation.

8 And again, certainly if Habitat comes forward with
9 some official documentation, a signed contract for sale, we
10 would certainly work with the property owner and or Habitat
11 for Humanity. But again, that had been expressed prior to my
12 tenure with the City and that also did not go through.

13 MR. PHILLIPS: Have you spoken with Mr. Perry
14 Ecton? You know, he's the director; he's up on Galt Ocean
15 Mile.

16 MR. WILLIAMS: No sir, I spoke with --

17 MR. PHILLIPS: He's the guy to make the call.

18 MR. WILLIAMS: I --

19 MS. PRYOR: Into the microphone.

20 MR. WILLIAMS: Let me tell you the guy's name I
21 spoke with.

22 MR. PHILLIPS: Have you met this person or just
23 called him?

24 MR. WILLIAMS: I met over the phone. I met over
25 the phone and we agreed --

1 MR. PHILLIPS: When was that?

2 MR. WILLIAMS: This was actually yesterday to be
3 exact.

4 MR. PHILLIPS: Okay.

5 MR. WILLIAMS: Because the guy who we -- this guy
6 Rob or whoever -- we was supposed to -- who came at the last
7 meeting -- I spoke with him today and he was, I guess,
8 supposed to be here. For whatever reason he's not, I'm not
9 quite sure. But actually my older sister, she was taking
10 charge of everything but she was like, look, I'm tired of
11 playing games and so. But the guy that I spoke with was
12 Jason Chapman 954-969-9919.

13 MR. CROGNALE: Mr. Chair?

14 MR. WILLIAMS: He's the, I'm assuming he's the
15 Habitat attorney, so.

16 CHAIR WEYMOUTH: Okay.

17 MR. PHILLIPS: Perry Ecton is the Executive
18 Director.

19 MR. WILLIAMS: Okay.

20 MR. PHILLIPS: So I don't think we're going to
21 change anything -- I mean, I'm not going to, I'm just going
22 to say hey, let it get demolished.

23 CHAIR WEYMOUTH: Yes.

24 MR. PHILLIPS: You want to move, it's a drive down
25 there and it's up to you guys to make it happen.

1 CHAIR WEYMOUTH: You're in a foot race with the
2 clock.

3 MR. WILLIAMS: Right.

4 CHAIR WEYMOUTH: And if Habitat for Humanity is
5 serious, I think they're an organization that's got the
6 wherewithal first and foremost to probably secure the
7 building good enough to satisfy the concerns of this Board.
8 But you're on the clock right now and you've got another
9 thirty-five days before the City can officially go in there
10 and demolish the property.

11 So if you get with Habitat and you work something
12 out with them and get with the City and they come forward
13 with some way of safing that property I think this Board
14 would listen. But it's got to be something that's
15 documented. The guy that showed up before showed up with a
16 lot of verbal wishes and so here we are. This is why we do
17 what we do.

18 MR. WILLIAMS: Right, I understand.

19 CHAIR WEYMOUTH: We gave you sixty some-odd days,
20 we give you a shorter leash because this isn't the first time
21 we've seen this.

22 MR. WILLIAMS: Okay.

23 MR. PHILLIPS: When's the next hearing we got here?
24 Thirty days?

25 MS. HALE: Thirty-five days.

1 MR. LARSON: Thirty-five days.

2 MR. CROGNALE: Mr. Chair?

3 CHAIR WEYMOUTH: Just a second Joe.

4 MS. HALE: Thirty-five days. Just right on it.

5 MS. HASAN: August twenty-first.

6 MR. PHILLIPS: Twenty-first?

7 MS. HASAN: Yes.

8 MR. LARSON: Twenty-first next month.

9 CHAIR WEYMOUTH: Joe, you have a question?

10 MR. CROGNALE: Yes I do. I'm of the opinion that
11 we've already wasted twenty-eight days.

12 MS. PRYOR: Thirty-five days.

13 MR. CROGNALE: Well, no, twenty-eight days he was
14 to reappear. We already gave twenty-eight days to reappear.

15 MS. PRYOR: The next hearing date for the Unsafe
16 Structures Board is on 8/21/14 and that's thirty-five days.

17 MS. HALE: Thirty-five days, and that's --

18 MR. CROGNALE: He was supposed to reappear in
19 twenty-eight days.

20 MS. PRYOR: Reappear where?

21 MR. CROGNALE: Right reappear here before the
22 Board.

23 CHAIR WEYMOUTH: He's saying there's already been
24 twenty-eight days of elapsed --

25 MS. PRYOR: Yes, yes, you're correct.

1 MR. CROGNALE: We've already gifted twenty-eight
2 days. And I don't see any way that we're going to give a
3 gift any more.

4 MR. PHILLIPS: Anyway, I don't think we have to
5 make any motion [inaudible]

6 MR. CROGNALE: No, no, the motion's already there.

7 MR. PHILLIPS: I suggest we move on.

8 CHAIR WEYMOUTH: I, if that's a motion, I second
9 that. So basically, our suggestion to you: get with Habitat
10 this afternoon, tell them that you weren't given any relief,
11 that you're on the clock and that you'd like to get with them
12 and get some sort of a contract and then call the City
13 Attorney's office.

14 MR. WILLIAMS: Okay.

15 MR. PHILLIPS: Good luck.

16 CHAIR WEYMOUTH: Alright? Good luck to you.

17 MR. WILLIAMS: Alright, thank you.

18 CHAIR WEYMOUTH: Sorry. Thank you.

19 MR. CROGNALE: Lori?

20

21 **Other Items and Announcements**

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22 CHAIR WEYMOUTH: Do you want to introduce the next
23 piece of business?

24 MS. PRYOR: sure.

25 CHAIR WEYMOUTH: Okay.

1 MS. PRYOR: For the Unsafe Structures Board we have
2 several cases that's going to be coming forward to you.
3 There was discussion in our office and we needed to bring it
4 to you to the Board to make a decision. Currently, for the
5 August 21 hearing, I believe we have eight cases coming to
6 you. And then in September another eight and in October
7 we're working on the agenda already. So the question to the
8 Board is for discussion is --

9 MR. PHILLIPS: Can I resign? No.

10 MS. PRYOR: No.

11 MR. LARSON: Can I get a raise?

12 MS. PRYOR: I have a [inaudible]

13 MS. HALE: Do you serve dinner? I mean, you know.

14 MS. PRYOR: Well, and that's what we welcome for
15 discussion for the Board because right now you're hearing
16 starts at three o'clock in the afternoon. With those cases
17 coming forward you're going to be here for a while.

18 MR. PHILLIPS: What kind of cases --

19 MS. PRYOR: So, I spoke with the Chair and advised
20 him and you know it's --

21 MR. PHILLIPS: What are these cases? Are they like
22 --

23 MS. PRYOR: They're all unsafe structures.

24 MR. PHILLIPS: I know but, is it like a new wave of
25 the type of cases that are being prosecuted?

1 MS. PRYOR: No sir. They're just, they're, we're
2 just catch up, we're catching up.

3 MS. HASAN: It's just a more proactive approach to.

4 MR. CROGNALE: Is Code Enforcement getting real
5 busy right now?

6 MS. PRYOR: Yes sir.

7 MS. HASAN: Yes sir.

8 MS. HALE: What's the question?

9 MS. PRYOR: So the question is, we're going to
10 start the hearings at three o'clock and you're going to go
11 until the hearings are done, so.

12 CHAIR WEYMOUTH: We've got the option to move this
13 around, obviously when there's the availability of the room.
14 And I think the City is trying to find out what the pleasure
15 of the Board is as far as when we want to start these
16 meetings.

17 MS. HALE: Can we start earlier? I mean, because
18 of the room.

19 CHAIR WEYMOUTH: That's the question that they're
20 asking. And I will volunteer from my selfish personal
21 standpoint. Three o'clock works better for me because if we
22 -- if we're hearing eight cases -- we heard three today and
23 it's three forty-five, so we're looking at fifteen minutes a
24 case. From what I can hear, we're going to be here a minimum
25 of two hours, probably longer than that. And quite frankly,

1 for me to start at noon and wonder when I'm going to get done
2 or start at one and wonder when I'm going to get done, it
3 blows my whole afternoon for me doing any additional work.
4 So from a very selfish standpoint I would advocate starting
5 at three.

6 MR. PHILLIPS: I agree.

7 CHAIR WEYMOUTH: And understand that the balance of
8 the afternoon is committed to this and it may creep into the
9 evening. But --

10 MR. PHILLIPS: Are these all new cases?

11 MS. PRYOR: Yes sir.

12 MS. HALE: Now, is this a --

13 MR. CROGNALE: And please George, no rush of
14 resignations. No rush of resignations.

15 MS. HALE: Now tell me, is the room available?

16 MS. PRYOR: Yes ma'am.

17 MS. HALE: Okay.

18 MS. PRYOR: Because we have Special Magistrate
19 hearings in the morning.

20 MR. PHILLIPS: We could also control the length of
21 the comments too. I mean maybe there's some that there would
22 be some agreed orders beforehand. Maybe respondents won't
23 show up.

24 MR. CROGNALE: The Chair can control the amount of
25 time.

1 MR. PHILLIPS: The Chair can control, maybe the
2 presentation of the case can get a little faster. I can keep
3 my mouth shut.

4 MS. HALE: Yes.

5 MR. PHILLIPS: I'll volunteer that.

6 MR. LARSON: Mike, do you want to stay at three
7 o'clock?

8 CHAIR WEYMOUTH: My personal preference is three;
9 the City is asking what the Board's pleasure. So unless
10 there's a major pushback from three o'clock I would advocate
11 for three o'clock.

12 MS. HALE: Is that alright with City staff because
13 we depend upon City staff?

14 MS. PRYOR: Yes ma'am. City staff, yes, we're here
15 to accommodate you and the Board and what you request for
16 your hearings. So we can work around your schedules.

17 MR. PHILLIPS: I think the public is used to it
18 being at three o'clock also, the publication and printing.
19 So I think, I'm fine with three.

20 CHAIR WEYMOUTH: Okay.

21 MR. JARRETT: I'm fine with three also. But let me
22 point out that years ago when I first came on this Board we
23 did in fact have eight, nine and ten cases. And I had
24 actually a Fire Bond Committee meeting at seven o'clock. And
25 the reporter and myself many times left here just in time to

1 run up the elevator and go to the next meeting. Because she
2 was our recorder at that meeting too. So be prepared to be
3 here 'til seven o'clock.

4 MR. CROGNALE: What's the difference? It's a
5 pushback of the cocktail hour.

6 CHAIR WEYMOUTH: Pushback of what? I'm sorry?

7 MR. CROGNALE: The cocktail hour.

8 MR. JARRETT: Well, as long as it doesn't eliminate
9 it Joe.

10 CHAIR WEYMOUTH: That's motivation and incentive.
11 So, we don't need a motion or anything, you just? Okay.

12 MS. PRYOR: No.

13 CHAIR WEYMOUTH: So I would tell you that we'll
14 look to leave it on the same day, same time.

15

16 **COMMUNICATION TO THE CITY COMMISSION**

17 MS. PRYOR: Alright, that was all the business.
18 Any communication to Commission at this time? That's all the
19 City had for the agenda.

20 CHAIR WEYMOUTH: Hearing none, I would say this
21 meeting's adjourned. Thank you

22 MS. PRYOR: Thank you.

23

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24

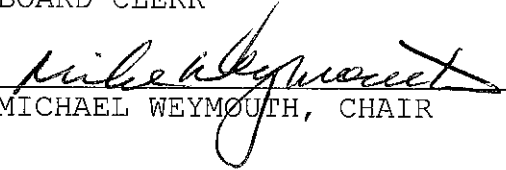
FOR THE GOOD OF THE CITY

25

No discussion.

[Meeting concluded at 3:45 p.m.]


BOARD CLERK


MICHAEL WEYMOUTH, CHAIR

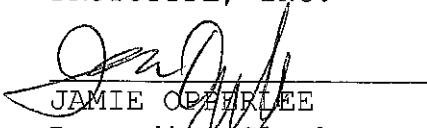
[Minutes prepared by: J. Oppерlee, Prototype, Inc.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held July 17, 2014, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1st Floor Commission Chambers, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this 21 day of AUGUST, 2014.

PROTOTYPE, INC.


JAMIE OPPERLEE
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 21st day of June, 2014.



D.J. GROSSFELD
MY COMMISSION # EE 085058
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
State of Florida